

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Mt. Vista Road, 500' E of
the c/l of Belair Road
(7103 Mt. Vista Road)
11th Election District
5th Councilmanic District

Charles B. Schatz, Jr., et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-70-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 7103 Mt. Vista Road, located in the vicinity of Belair Road in Kingsville. The Petition was filed by the owners of the property, Charles B. Schatz, Jr., and his wife, Anita M. Schatz. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (14' x 22' shed) in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. There being no requests for public hearing, a decision shall be rendered based upon the documentation presented. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

ORDER RECEIVED FOR FILING

Date

By

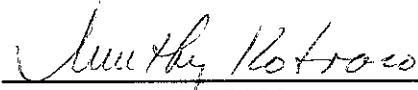
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B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of September, 1996 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (14' x 22' shed) in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed shed shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

OFFICE RECORDS FOR PLANNING
11/1/96
bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 11, 1996

Mr. & Mrs. Charles B. Schatz, Jr.
1 Roxburgh Court
Baltimore, Maryland 21236

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Mt. Vista Road, 500' E of the c/l of Belair Road
(7103 Mt. Vista Road)
11th Election District - 5th Councilmanic District
Charles B. Schatz, Jr., et ux - Petitioners
Case No. 97-70-A

Dear Mr. & Mrs. Schatz:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓ File

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Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7103 MT. VISTA Road

97-70-A

which is presently zoned RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 to Allow A DETACHED ACCESSORY STRUCTURE IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

LAYOUT OF HOUSE PRESENTS PRACTICAL DIFFICULTY

AND → SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Microfilm

Zoning Commissioner of Baltimore County

REVIEWED BY: SJP

DATE: 8-15-

ESTIMATED POSTING DATE: 8-25-

Printed with Soybean Ink
on Recycled Paper

ITEM #: 79

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows.

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1 ROXBURG COURT
address

BALTIMORE
City

MD
State

21236-2571
Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

SEE ATTACHED PETITION

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Charles B. Schatz, Jr.
(signature)
CHARLES B. SCHATZ, JR.
(type or print name)



Anita Schatz
(signature)
ANITA SCHATZ
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of August, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charles B. Schatz, Jr. + Anita Schatz

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

date

Mary Jo Button
NOTARY PUBLIC

My Commission Expires:

Jan. 1, 2000

97-70-A

Signatures for Petition for shed variance on 7103 Mt. Vista Rd.
August, 1996

*Refused to sign petition because he didn't care
when our shed went. He can't see it anyway.*

Owners of Lot beside us on ⁷¹¹¹Mt. Vista Rd., the Wallace family
(Their view is of the side of our home and our carport. The shed
will not be visible to them where we plan it. It will be hidden
from view by our carport. If we place it behind our house, it
will be visible to them and could detract from their view of the
Gunpowder State Park.)

Richard L. Miller

Owners of 11219 Sheradale, the Miller family (The shed will be
barely visible to them, and will appear to be part of our house
because of the obstruction of the trees. If we place it behind
our house, they will definitely see it.)

Helene D. Siegrist 8/13/96

Owners of 7115 Mt. Vista, the Siegrist family (The shed will not
affect them visibly because their lot is completely surrounded by
large pine trees. They will barely see it when they exit their
driveway and look to the left, and then it will be obstructed
somewhat by our trees.)

Lots # 2 and #3 are vacant (no signatures possible at this time)
(Aesthetically, we feel it would be better for whomever may
decide to build on these lots on some future date, not to have
our shed in the rear of our house. They will then have to look
directly at it.)

As far as the rest of the area around us, we feel a shed behind
our house will be very visible to those traveling along Belair
Road and will detract from the handsome look we are trying to
maintain in the neighborhood.

ORDER RECEIVED FOR FILING

Date

By

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79

97-70-A

Anita and Charles Schatz
7103 Mt. Vista Road
Kingsville MD 21087

Dear Neighbors,

This is the petition we spoke with you previously about and told you we would ask you to sign on our behalf. We are planning to build a shed (approximately 14'x22') on our property and have applied for a variance with the Baltimore County Zoning Commissioner. You will see a sign posted at our property and an ad will be in the newspaper before our zoning variance hearing. The following paragraph describes what we plan to do and why, and the attached is a diagram of what we plan to do. Your signatures attached to this page indicates that you are in agreement with our decision to build this shed in this location for the reasons stated below.

We decided to build this house after Anita's father died in December. Our mothers are both widows and plan to live with us. They are elderly and have health problems. Anita is also handicapped due to an accident. The ranch design of the house is handicap equipped to handle their present and near future health problems. It is for this reason, in particular, that we need the shed location directly across from our carport in close proximity of the house. It provides easy access from the house without having to cross the lawn. The blacktop driveway will meet the door of the shed. Anita has spinal problems that become aggravated when she walks on uneven ground, i.e. small natural ruts in the lawn. Anita's mother (80 yrs old) is almost blind, and would get lost trying to wander across almost 2 acres looking for a shed. (She likes to do light gardening). Charles' mother (71 yrs old) has heart disease and diabetes that prevents her from walking distances without overexertion. (She drives a car and articles she owns will be in the shed). Besides the obvious health consequences, it seems to make the most sense to place the shed where we plan to because the snow plow will be housed in it, and we will need easy access to it from the driveway in the winter months. The shed will be designed to blend with the house we are building (matching siding and roof, etc.). We feel it will also look aesthetically right to place it where we plan to. At a glance it will appear to be a garage to match the house. If we placed the shed behind the house we think it would detract from the beautiful view we and our neighbors have now of the Gunpowder State Park behind us. We will all be looking at our shed. Where we plan on having the shed built, the neighbors and we, for the most part, will not even see it. It is blocked from view, either by trees or our home. In other words, the location of the shed, we feel, will not diminish the attractive look of the homes in the neighborhood, or we feel, decrease the property value of our home or our neighbors homes. We think it will probably enhance our home because of the location, and attractiveness of the shed.

ORDER RECEIVED FOR FILING

Date

By

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79

We decided to build this house after Anita's father died in December. Our mothers are both widows and plan to live with us. They are elderly and have health problems. Anita is also handicapped due to an accident. The ranch design of the house is handicap equipped to handle their present and near future health problems. It is for this reason, in particular, that we need the shed location directly across from our carport in close proximity of the house. It provides easy access from the house without having to cross the lawn. The blacktop driveway will meet the door of the shed. Anita has spinal problems that become aggravated when she walks on uneven ground, i.e. small natural ruts in the lawn. Anita's mother (80 yrs old) is almost blind, and would get lost trying to wander across almost 2 acres looking for a shed. (She likes to do light gardening). Charles' mother (71 yrs old) has heart disease and diabetes that prevents her from walking distances without overexertion. (She drives a car and articles she owns will be in the shed). Besides the obvious health consequences, it seems to make the most sense to place the shed where we plan to because the snow plow will be housed in it, and we will need easy access to it from the driveway in the winter months. The shed will be designed to blend with the house we are building (matching siding and roof, etc.). We feel it will also look aesthetically right to place it where we plan to. At a glance it will appear to be a garage to match the house. If we placed the shed behind the house we think it would detract from the beautiful view we and our neighbors have now of the Gunpowder State Park behind us. We will all be looking at our shed. Where we plan on having the shed built, the neighbors and we, for the most part, will not even see it. It is blocked from view, either by trees or our home. In other words, the location of the shed, we feel, will not diminish the attractive look of the homes in the neighborhood, or we feel, decrease the property value of our home or our neighbors homes. We think it will probably enhance our home because of the location, and attractiveness of the shed.

ORDER RECEIVED FOR FILING
Date 11/16
By [Signature]

INDEXED


~~~~~  
 SPRINKLER SYSTEM ANALYSIS TO SHOW THE MAXIMUM DENSITY AVAILABLE  
 WITH ZERO PRESSURE REMAINING  
 ~~~~~

THE FOLLOWING SPRINKLERS ARE OPERATING IN:

☐ TEST AREA 1 ☐ TEST AREA 2 ☐ TEST AREA 3 ☐ REMOTE AREA

REF. PT.	K	ELEV. ft	FLOW gpm	PRESSURE psi
160	5.60	15.00	32.71	34.12
161	5.60	15.00	30.05	28.79
162	5.60	15.00	28.81	26.47
163	5.60	15.00	27.53	24.16
170	5.60	13.00	32.41	33.50
171	5.60	13.00	30.67	29.99
172	5.60	13.00	28.54	25.97
173	5.60	13.00	27.57	24.23
174	5.60	13.00	26.54	22.46
180	5.60	9.50	33.27	35.28
181	5.60	9.50	31.50	31.63
182	5.60	9.50	29.29	27.36
183	5.60	9.50	28.26	25.47
184	5.60	9.50	27.23	23.64
190	5.60	6.00	38.65	47.63

THE SPRINKLER SYSTEM FLOW IS

453.03 gpm

THE OUTSIDE HOSE FLOW AT REFERENCE POINT NO. 1 IS

0.00 gpm

☐ THE INSIDE HOSE ☐ RACK SPKLR'S.

☒ YARD HYDT. FLOW 250

IS

445.00 gpm

THE MINIMUM DENSITY PROVIDED BY THIS SYSTEM

IS

0.224 gpm/sq. ft.

THE FOLLOWING PRESSURES & FLOWS OCCUR

----> AT REF. PT. 1 <----

STATIC PRESSURE	101.00 psi	
RESIDUAL PRESSURE	39.00 psi	AT 1500.00 gpm
TOTAL SYSTEM FLOW	898.03 gpm	
AVAILABLE PRESSURE	77.02 psi	AT 898.03 gpm
MIN. PRESS. REQUIRED	77.02 psi	AT 898.03 gpm
PRESSURE REMAINING	0.00 psi	

THE ABOVE RESULTS INCLUDE 5 psi FRICTION LOSS AT REF. PT. # 2 FOR A

☐ BACKFLOW PREVENTER

☒

METER

☐ DETECTOR CHECK VALVE

☐

OTHER DEVICE

97-70-A

ZONING DESCRIPTION FOR 1703 MT. VISTA ROAD

Beginning at a point on the south side of Mt. Vista Road which is 50 feet wide at the distance of 500 feet east of the centerline of the nearest improved intersecting street, Bel Air Road U.S. 1, which is 80 feet wide. Being Lot #4, Block 1, Section #1 in the subdivision of Danville Station as recorded in Baltimore County Plat Book # SM 65, Folio # 114, containing 1.95 acres. Also known as 1713 Mt. Vista Road and located in the 11th Election District, 5th Councilmanic District.

And leaving said point of beginning and running along the west side of a 40 ft. wide private ingress and egress easement as shown on the aforesaid plat of Danville Station South 32 degrees 52 minutes 15 seconds West 354.10 feet to the northeast corner of Lot 4, which is described by the following six (6) courses and distances:

1. continuing along said 40 ft. ingress/egress easement South 32 degrees 52 minutes 15 seconds West 270.00 feet to the northeast corner of Lot 2,
2. thence along Lot 2 North 36 degrees 33 minutes 09 seconds West 514.07 feet to the east right-of-way line of U.S. Route 1, Bel Air Road,
3. thence following the U.S. Route 1 right-of-way line by a curve to the left having a radius of 2,883.00 feet for an arc length of 37.78 feet.

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CASE NUMBER: 97- A (Item 79)

7103 Mt. Vista Road
S/S Mt. Vista Road, 500' E of c/l Bel Air Road
11th Election District - 5th Councilmanic
Legal Owner(s): Charles B. Schatz and Anita M. Schatz

Administrative Variance to allow a detached accessory structure in the
side yard in lieu of the required rear yard.

APPROVED
MICHAEL W. WOOD

-1513
Post by
8/25

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting 8/28/96

District: _____

Posted for: _____

Petitioner: _____

Location of property: _____

Location of Signer: _____

Remarks: None

Posted by: _____

Signature

Date of return: NO RETURNED

Number of Signs: 1





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 79 Petitioner: ANITA SCHATZ

Location: 7103 MT. VISTA RD., KINGSVILLE MD 21087

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Anita Schatz

ADDRESS: 1 Roxburgh Court
Baltimore MD 21236

PHONE NUMBER: 410-931-0147

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SPRINKLER SYSTEM HYDRAULIC ANALYSIS

Page 7

JOB TITLE: SSA WAREHOUSE LOWER MEZZANINE SYSTEM #2B

PIPE DATA (cont'd)

PIPE TAG	END	ELEV.	NOZ.	PT	DISC.	Q(GPM)	DIA(IN)	LENGTH	PRESS.
NODES	(FT)	(K)	(PSI)	(GPM)	VEL(FPS)	HW(C)	F.L./FT	(FT)	SUM.
									(PSI)
Pipe: 40					49.3	1.610	PL	66.75	PF 6.4
37	436.0	0.0	14.8	0.0	7.8	120	FTG	T	PE 0.0
38	436.0	5.6	8.4	16.2		0.086	TL	74.75	PV 0.4
Pipe: 41					33.1	1.610	PL	7.00	PF 0.3
38	436.0	5.6	8.4	16.2	5.2	120	FTG	----	PE 0.0
39	436.0	5.6	8.1	16.0		0.041	TL	7.00	PV 0.2
Pipe: 42					17.1	1.610	PL	7.00	PF 0.1
39	436.0	5.6	8.1	16.0	2.7	120	FTG	----	PE 0.0
40	436.0	5.6	8.0	15.9		0.012	TL	7.00	PV 0.0
Pipe: 43					1.3	1.610	PL	7.00	PF 0.0
40	436.0	5.6	8.0	15.9	0.2	120	FTG	----	PE 0.0
41	436.0	5.6	8.0	15.9		0.000	TL	7.00	PV 0.0
Pipe: 44					-14.6	1.610	PL	7.00	PF 0.1
41	436.0	5.6	8.0	15.9	2.3	120	FTG	----	PE 0.0
42	436.0	5.6	8.1	15.9		0.009	TL	7.00	PV 0.0
Pipe: 45					-30.5	1.610	PL	7.00	PF 0.2
42	436.0	5.6	8.1	15.9	4.8	120	FTG	----	PE 0.0
43	436.0	5.6	8.3	16.2		0.035	TL	7.00	PV 0.2
Pipe: 46					-46.7	1.610	PL	7.00	PF 0.5
43	436.0	5.6	8.3	16.2	7.4	120	FTG	----	PE 0.0
44	436.0	5.6	8.9	16.7		0.078	TL	7.00	PV 0.4
Pipe: 47					-63.4	1.610	PL	2.75	PF 1.5
44	436.0	5.6	8.9	16.7	10.0	120	FTG	T	PE 0.0
45	436.0	0.0	10.4	0.0		0.136	TL	10.75	PV 0.7
Pipe: 48					228.0	2.635	PL	5.60	PF 0.7
45	436.0	0.0	10.4	0.0	13.4	120	FTG	----	PE 0.0
36	436.0	0.0	9.6	0.0		0.132	TL	5.60	PV 1.2
Pipe: 49					251.6	3.260	PL	5.60	PF 0.3
46	436.0	0.0	15.1	0.0	9.7	120	FTG	----	PE 0.0
37	436.0	0.0	14.8	0.0		0.056	TL	5.60	PV 0.6
Pipe: 50					41.4	1.610	PL	66.75	PF 4.6
46	436.0	0.0	15.1	0.0	6.5	120	FTG	T	PE 0.0
47	436.0	5.6	10.5	18.1		0.062	TL	74.75	PV 0.3
Pipe: 51					23.3	1.610	PL	7.00	PF 0.1
47	436.0	5.6	10.5	18.1	3.7	120	FTG	----	PE 0.0
48	436.0	5.6	10.3	18.1		0.021	TL	7.00	PV 0.1
Pipe: 52					5.3	1.610	PL	7.00	PF 0.1
48	436.0	5.6	10.3	18.0	0.8	120	FTG	----	PE 0.0
49	436.0	5.6	10.3	18.0		0.000	TL	7.00	PV 0.0



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 23, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

COPY

Re: CASE NUMBER: 97-70-A (Item 79)
7103 Mt. Vista Road
S/S Mt. Vista Road, 500' E of c/l Bel Air Road
11th Election District - 5th Councilmanic
Legal Owner(s): Charles B. Schatz and Anita M. Schatz

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 25, 1996. The closing date (September 9, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Charles and Anita Schatz

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 5, 1996

Mr. and Mrs. Charles Schatz, Jr.
1 Roxburgh Court
Baltimore, MD 21236

RE: Item No.: 79
Case No.: 97-70-A
Petitioner: Charles Schatz, et ux

Dear Mr. and Mrs. Schatz:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 15, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND
ELECTRICAL INSPECTION FEE SCHEDULE
EFFECTIVE APRIL 1, 1992

MINIMUM FEE FOR ELECTRICAL PERMITS IS \$17.00

PERMIT EXPIRATION

A permit shall expire one year from the date it was issued unless it is extended, in which case it can only be extended for one additional year. The maximum duration of an electrical permit is two years.

INVESTIGATION FEE

Whenever any work for which a permit is required under this code has been commenced without authorization of such permit, a special investigation shall be made before a permit may be issued for such work. In addition to the regular permit fee, an investigation fee of \$43.00 shall be collected.

ROUGH WIRING

FIXTURES

switches, receptacles, and lights to be counted as outlets:

1 to 50 outlets . . .	\$17.00	1 to 50 fixtures . . .	\$17.00
For each additional 25 outlets or fraction thereof . . .	\$3.00	For each additional 25 fixtures or fraction thereof . . .	\$3.00

COMPLETED INSTALLATIONS, where wiring and fixtures are installed and can be inspected on one visit, apply rough wiring schedule based on total number of outlets.

FEES - NEW RESIDENCE - FLAT RATE - INCLUDES ALL APPLIANCES & SERVICE

Not over 100 amp. service \$44.00
Not over 200 amp. service \$52.00
Over 200 amp. service \$57.00

FEES - NEW APARTMENTS - INCLUDES ALL APPLIANCES - SERVICE ADDITIONAL

1 to 5 - Use Rough Wiring & Fixture Schedules, Service Additional 6 or more - \$17.00 per apartment, Service Additional

CONDITIONS & REMODELING - Use Rough Wiring and Fixture Schedules. Allowances such as electric ranges, range tops, ovens, air conditioners, water heaters, disposals, dishwashers, dryers, water pumps, electric heating units, etc., installed in dwelling occupancies: a charge of \$5.00 will be made for the first unit 20 KW or less, and \$2.00 for each additional unit or outlets.

INDUSTRIAL AND COMMERCIAL EQUIPMENT - such as air conditioners, motors, generators, commercial heaters, transformers, capacitors, welders and similar devices: Secondary Fee

Single unit or group not exceeding 5 motors whose total capacity does not exceed 1 HP or KW . . . \$17.00 -- \$5.00
1 HP to 40 HP, KW or KVA \$17.00 -- \$5.00
Over 40 HP to 75 HP, KW or KVA \$17.00 -- \$6.00
Over 75 HP, KW or KVA \$17.00 -- \$7.00

NOTE: Where above motor fees exceed \$75.00 and inspections can be completed within 90 days of filing application, apply 50% of the above fees for the amount over \$75.00.

NEW SERVICE - RELOCATION OR CHANGE IN SERVICE

Not over 400 amps \$17.00
Over 400, not over 800 amps \$25.00
Over 800 amps \$43.00

MODULAR HOMES OR PREFABRICATED STRUCTURES

Must bear a sticker of approval from the U.S. federal government, the state, a national testing facility, or other recognized inspection bureau. When this sticker is in evidence, a flat rate of \$43.00 will be charged.

TRANSFORMERS, VAULTS - OUTDOOR ENCLOSURES OUTDOOR SUB-STATIONS

Not over 200 KVA \$19.00
Over 200 to 500 KVA \$21.00
Over 500 KVA \$26.00

NOTE: Above applied to each bank of transformers.

SWIMMING POOLS

Bonding \$17.00
Filters & Pool Lights (Use fixture & appliance schedule)
REINSPECTION OR REINSTRUCTION OF CURRENT

Charge is in relation to amount of supervision, but no less than \$43.00
Any equipment not heretofore approved, the schedule covering classification to apply used.

ADDITIONAL INSPECTIONS

For reported correction of defects found in original installation (after notice of correction and second inspection) \$17.00

ELECTRIC SIGNS

Electric discharge sign lighting systems, charge based on amp. rating of each sign:
0 to 10 amp. \$17.00
Each additional 5 amp. or fraction thereof . . . \$7.00
For incandescent signs, divide total number of sockets by "4" applying rough wiring schedule for each sign,
minimum fee \$17.00
Charge for each combination incandescent and gas tube sign to be computed by adding charge for each class.

ELEVATOR INSTALLATIONS

Single unit, non-automatic, 1 to 20 HP each \$17.00
Single unit, non-automatic, over 20 HP: Apply primary motor schedule. Automatic elevators: Add \$5.00 to primary motor schedule.

RADIO OR TV APPARATUS

Minimum fee \$17.00
PROTECTIVE SIGNALING SYSTEMS, SOUND OR TIME SYSTEMS OUTLETS, TELEPHONES
1 to 15 devices \$17.00
Each additional 5 \$3.00

TEMPORARY INSTALLATIONS AND DECORATIVE DISPLAYS Temporary installations for carnivals, Christmas decorations, halls churches, etc., where inspection is on a one-time basis, apply the following fees:

1 to 10 KW \$17.00
11 to 25 KW \$21.00
26 to 50 KW \$26.00
Over 50 KW \$34.00

Where inspection is not on a one-time basis, see Special Services below:

SPECIAL SERVICES

Special services (such as annual inspections, hospital operating floors, motion picture equipment, mobile homes, etc.) and/or conditions not provided for in the schedule shall be charged for on the basis of time required.
Minimum fee \$17.00

Temporarily and inspections requested after the first inspection, when work was not ready, EACH \$43.00

Issuance of duplicate certificate \$3.00

PRE-PURCHASE AND USE POSTCARD PERMITS (\$17.00) FOR SIMPLE, ONE-ITEM INSPECTIONS.

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/27/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUGUST 26, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 59, 70, 72, 73, 74, 75, 76, 77,
78, 79 AND 80.

2

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 26, 96

DATE: 9/5/96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 59
61
73
75
77
78
(79)
80

RBS:sp
BRUCE2/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 30, 1996

FROM: *pub* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for September 3, 1996
Item Nos. 059, 061, 070, 073,
074, 075, 077, 078, 079, & 080

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: August 29, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 57, 59, 73, 74, 77, 79, and 80

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey Long

Division Chief: Pat Keller

PK/JL

MICROFILMED



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

B-30-96

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 079 (JRA)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Smail at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Smail*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

PETITION PROBLEMS

#73 --- RT

1. No zoning indicated on petition form.

#74 --- JRA

1. No description on folder.
2. No address for legal owner.
3. No telephone number for legal owner.

#75 --- JRF

1. No zoning indicated on folder.
2. No election district indicated on folder.
3. No councilmanic district indicated on folder.
4. No acreage indicated on folder.
5. No signature of legal owner on petition form.
6. Need title of person signing for contract purchaser.

#79 --- JRA

1. Notary section is incomplete.

#80 --- JCM

1. No councilmanic district on folder.

RECORDED

August 21, 1996



HEALTH CARE FOR
THE ENTIRE FAMILY

August 7, 1996

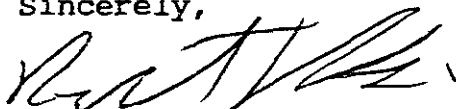
TO: Zoning Commissioner of Baltimore County
FROM: Dr. Robert G. Frieman

RE: Anita Schatz

Please be advised that Mrs. Schatz has been diagnosed with fibromyalgia which is a physical disorder of the musculoskeletal system. She is currently under my care for the treatment of her hip pain and sacroiliac joint dysfunction which is related to her fibromyalgia. In order to avoid exacerbation of her condition I have recommend that Mrs. Schatz limit her walking or working on ground that is uneven, or other types of outdoor exercise.

Should you require additional information or clarification of this problem please do not hesitate to contact me directly.

Sincerely,



Dr. Robert G. Frieman

79
MICROFILMED

PERRY HALL MEDICAL CENTER

9660 BELAIR ROAD
BALTIMORE, MARYLAND 21236
256-3950

August 7, 1996

TO WHOM IT MAY CONCERN:

RE: Schatz, Anita M.

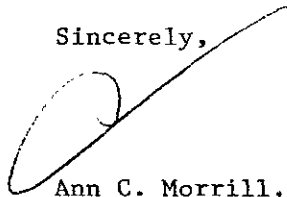
This letter is to certify that the above named patient, Anita Schatz is currently under my medical care.

It has been brought to my attention that in the construction of her new home, Mrs. Schatz would like her shed built close to her home and this seems to cause some complications.

It is my medical opinion that Mrs. Schatz have the shed built close to her home as she suffers with fibromyalgia making a longer walk more difficult. The patient's mother, Catherine Hlatki, also a patient of mine, lives with her and suffers with coronary artery disease and status-post myocardial infarction. It is advised that the shed be closer to the house for this patient's availability also.

Should you have any further questions, please do not hesitate to call me.

Sincerely,



Ann C. Morrill, M.D.

ACM:pas

MICROFILMED

79

Anita Schatz
7103 MT VISTA ROAD
Higsville MO 21087

11-20-96
File

Mr. Timothy Kotroco, Deputy Zoning Commissioner
Baltimore County Government

RE: CASE # 97-70-A building permit # B289331

Dear Mr. Kotroco:

This letter is confirmation of our telephone conversation of 11-20-96 @ 9:15 AM. We spoke of one proposed shed site and the size of the shed. According to Miss Utility the shed must be moved in off the property line at least 8 feet to clear underground utilities. We also need to reduce the shed to 12'x20' instead of original 14'x22' because of the added expense of the trusses.

You gave your approval of these minor changes and told me to notify Permit Dept. which I am doing today, 11-20-96.

Thank you so much for your help in this matter as we want to get the shed's footers in before the ground freezes.

Sincerely,



Anita Schatz

COPY PLOT PLAN ATTACHED
* PETITION FOR ADMIN. VARIANCE

11/20/96
OK as written
my decision of
11/20/96

RECORDED

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Mt. Vista Road, 500' E of
the c/l of Belair Road
(7103 Mt. Vista Road)
11th Election District
5th Councilmanic District

Charles B. Schatz, Jr., et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-70-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 7103 Mt. Vista Road, located in the vicinity of Belair Road in Kingsville. The Petition was filed by the owners of the property, Charles B. Schatz, Jr., and his wife, Anita M. Schatz. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (14' x 22' shed) in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. There being no requests for public hearing, a decision shall be rendered based upon the documentation presented. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

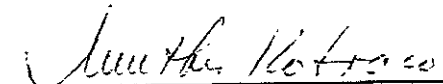
B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

→ THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of September, 1996 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (14' x 22' shed) in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed shed shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

DEA # _____

DAVID W. MCCLURE, M.D.
PATRICIA A. DUBYOSKI, M.D.
DAVID S. DUNN, M.D.

ROBERT A. DUNCAN, M.D.
ALFRED D. SPARKS, M.D.
LISA GLUCK
CFNP

615 WEST MACPHAIL ROAD
BEL AIR, MD 21014
410-638-8900

NAME

Caroline Schutz

ADDRESS

DATE

8-7-96

R Toucanit may concord

As Schutz, our patient we
limited ability to walk
symptom distance. She would
benefit from a shed close
to her house

☐ LABEL

REFILL _____ TIMES PRN NR

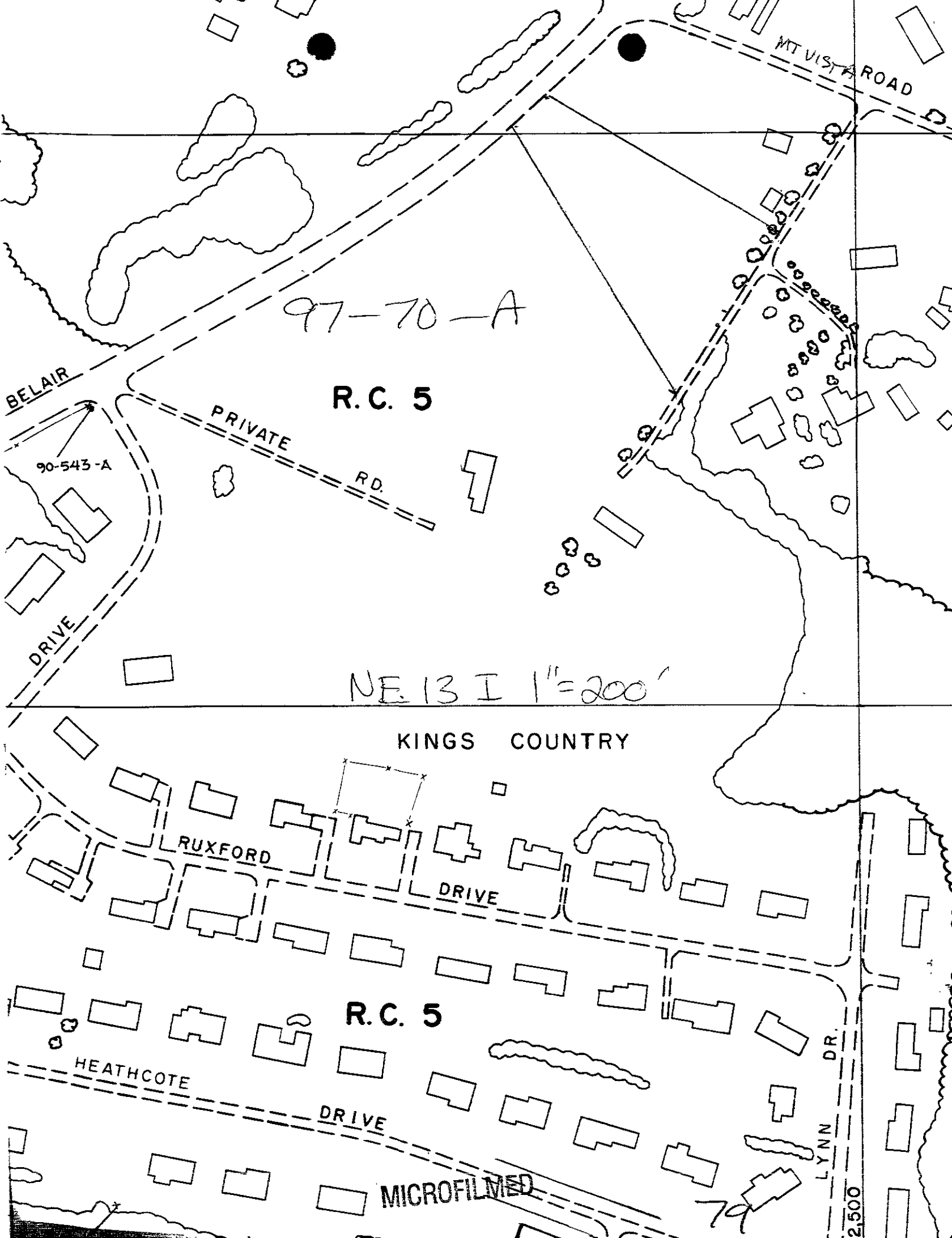
_____. M.D.

TO INSURE BRAND NAME DISPENSING, PRESCRIBER MUST WRITE 'BRAND NECESSARY' OR
'BRAND MEDICALLY NECESSARY' ON THE PRESCRIPTION.

05/30/96

01-K11285562

79



MT VISTA ROAD

97-70-A

R.C. 5

BELAIR

90-543-A

PRIVATE

RD.

DRIVE

NE 13 I 1"=200'

KINGS COUNTRY

RUXFORD

DRIVE

R.C. 5

HEATHCOTE

DRIVE

MICROFILMED

LYNN DR.

2,500

79

Warner Fire Protection Services, Inc.

Baltimore County Fullerton Wasterwater Treatment Project (MNT2)

PAGE 3

FROM	TO	FLOW (gpm)	PIPE (ft)	EQV. ft.	H-W C	DIA. (in)	FRIC. (psi)	ELEV. (psi)	FROM (psi)	TO (psi)	DIFF (psi)
1	2	850.58	210.00	39.00	120	8.43	0.01	0.00	64.73	63.42	1.31
2	4	850.58	573.00	75.00	120	8.43	0.01	0.00	63.42	55.00	8.42
4	5	600.58	65.00	42.00	120	6.38	0.01	0.00	55.00	53.85	1.15
5	100	405.58	5.00	22.00	120	4.26	0.04	0.00	53.85	52.85	1.00
100	101	405.58	123.00	69.69	120	4.26	0.04	0.00	52.85	45.52	7.33
101	102	405.58	17.00	9.40	120	3.26	0.14	1.73	45.52	40.18	3.61
102	103	370.76	11.50	0.00	120	3.26	0.12	1.52	40.18	37.40	1.26
103	104	236.57	11.50	0.00	120	3.26	0.05	1.52	37.40	35.41	0.47
104	105	106.29	8.50	18.80	120	3.26	0.01	0.87	35.41	34.29	0.25
105	113	106.29	2.00	10.00	120	2.15	0.09	0.87	34.29	32.39	1.03
113	160	106.29	10.00	8.00	120	1.69	0.28	0.00	32.39	27.30	5.10
160	161	77.03	13.16	0.00	120	1.45	0.32	0.00	27.30	23.04	4.26
161	162	50.15	13.16	0.00	120	1.45	0.15	0.00	23.04	21.06	1.98
162	163	24.45	13.16	0.00	120	1.10	0.15	0.00	21.06	19.06	2.00
104	112	130.28	2.00	10.00	120	2.15	0.13	0.87	35.41	33.04	1.51
112	170	130.28	7.00	8.00	120	1.69	0.41	0.00	33.04	26.85	6.19
170	171	101.26	10.83	0.00	120	1.69	0.26	0.00	26.85	24.05	2.79
171	172	73.79	10.83	0.00	120	1.45	0.30	0.00	24.05	20.80	3.25
172	173	48.25	10.83	0.00	120	1.45	0.14	0.00	20.80	19.29	1.51
173	174	23.65	10.83	0.00	120	1.10	0.14	0.00	19.29	17.83	1.46
103	111	134.19	2.00	10.00	120	2.15	0.13	0.87	37.40	34.94	1.59
111	180	134.19	7.00	8.00	120	1.69	0.44	0.00	34.94	28.40	6.54
180	181	104.35	10.83	0.00	120	1.69	0.27	0.00	28.40	25.49	2.91
181	182	76.07	10.83	0.00	120	1.45	0.32	0.00	25.49	22.09	3.40
182	183	49.75	10.83	0.00	120	1.45	0.14	0.00	22.09	20.54	1.56
183	184	24.37	10.83	0.00	120	1.10	0.15	0.00	20.54	18.93	1.61
102	110	34.81	2.00	10.00	120	2.15	0.01	0.87	40.18	39.18	0.13
110	190	34.81	7.00	8.00	120	1.69	0.04	0.00	39.18	38.64	0.54

A MAX. VELOCITY OF 19.26 ft./sec. OCCURS BETWEEN REF. PT. 111 AND 180

Sprinkler-CALC Release 5.3
By Walsh Engineering Inc.
North Kingstown R.I. U.S.A.

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

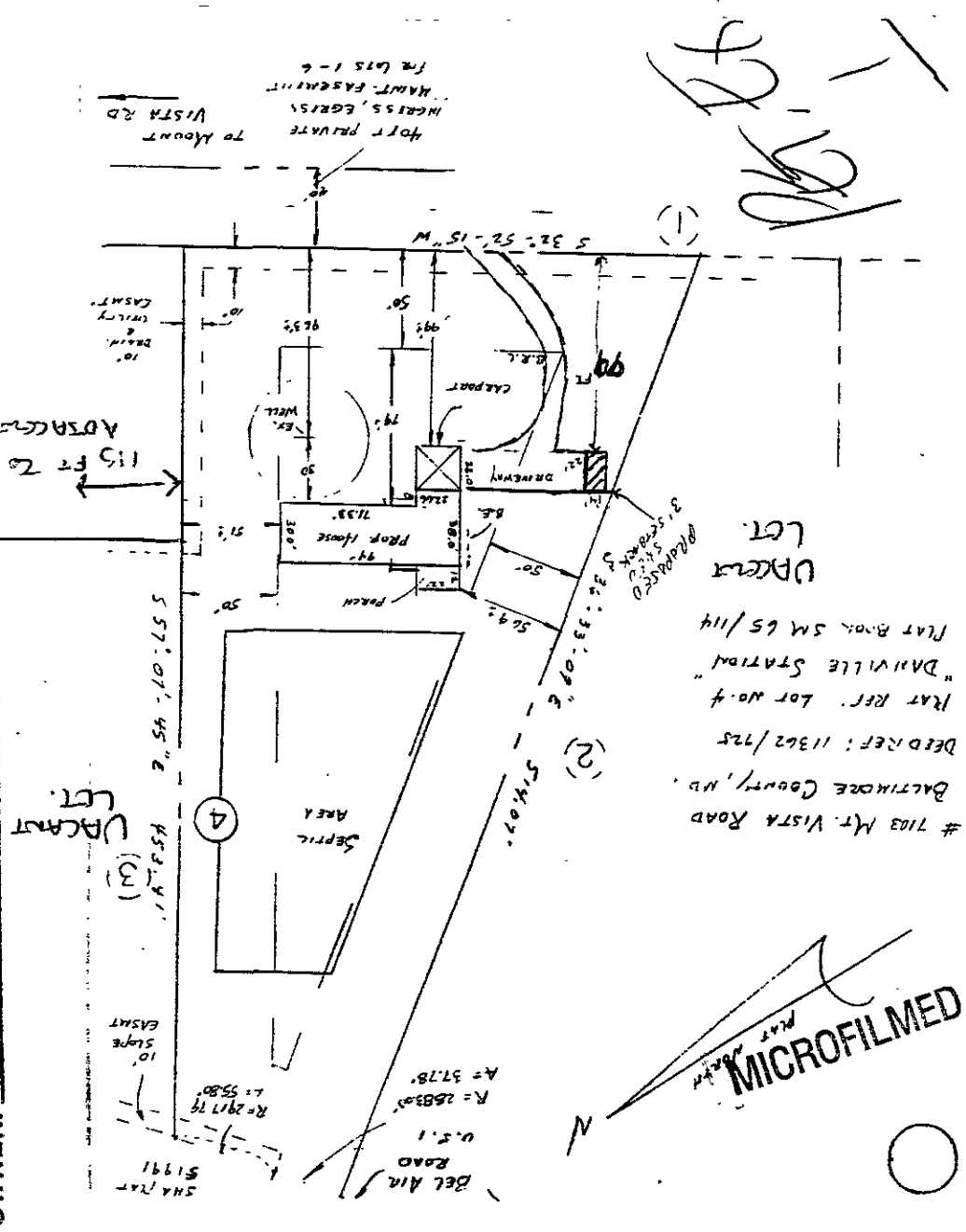
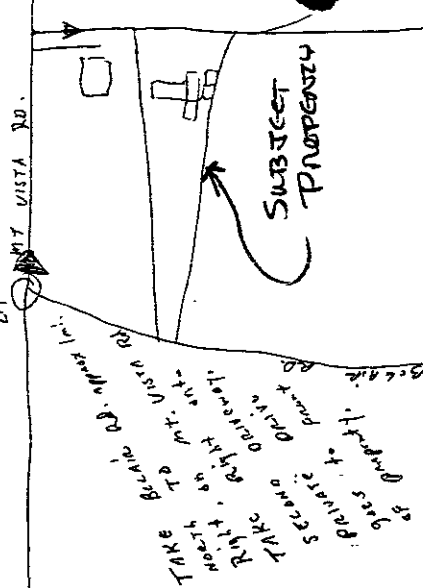
PROPERTY ADDRESS: 7103 Mt Vista Rd.

Subdivision name: DANVILLE STATION

plat book# 65, folio# 114, lot# 4, section#

OWNER: CHARLES BRADY N. SCHWARTZ JR.

97-70-A



LOCATION INFORMATION

Election District: 11

Councilmanic District: 5

1"-200' scale map#: NE 13 I

Zoning: RC-5

Lot size: 1.98+ acreage square feet

public ☐ private ☒
SEWER: ☐ WATER: ☒
Chesapeake Bay Critical Area: ☐ Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ASD ITEM #: 79 CASE#:

date: prepared by:

Scale of Drawing: 1"=

MICROFILMED

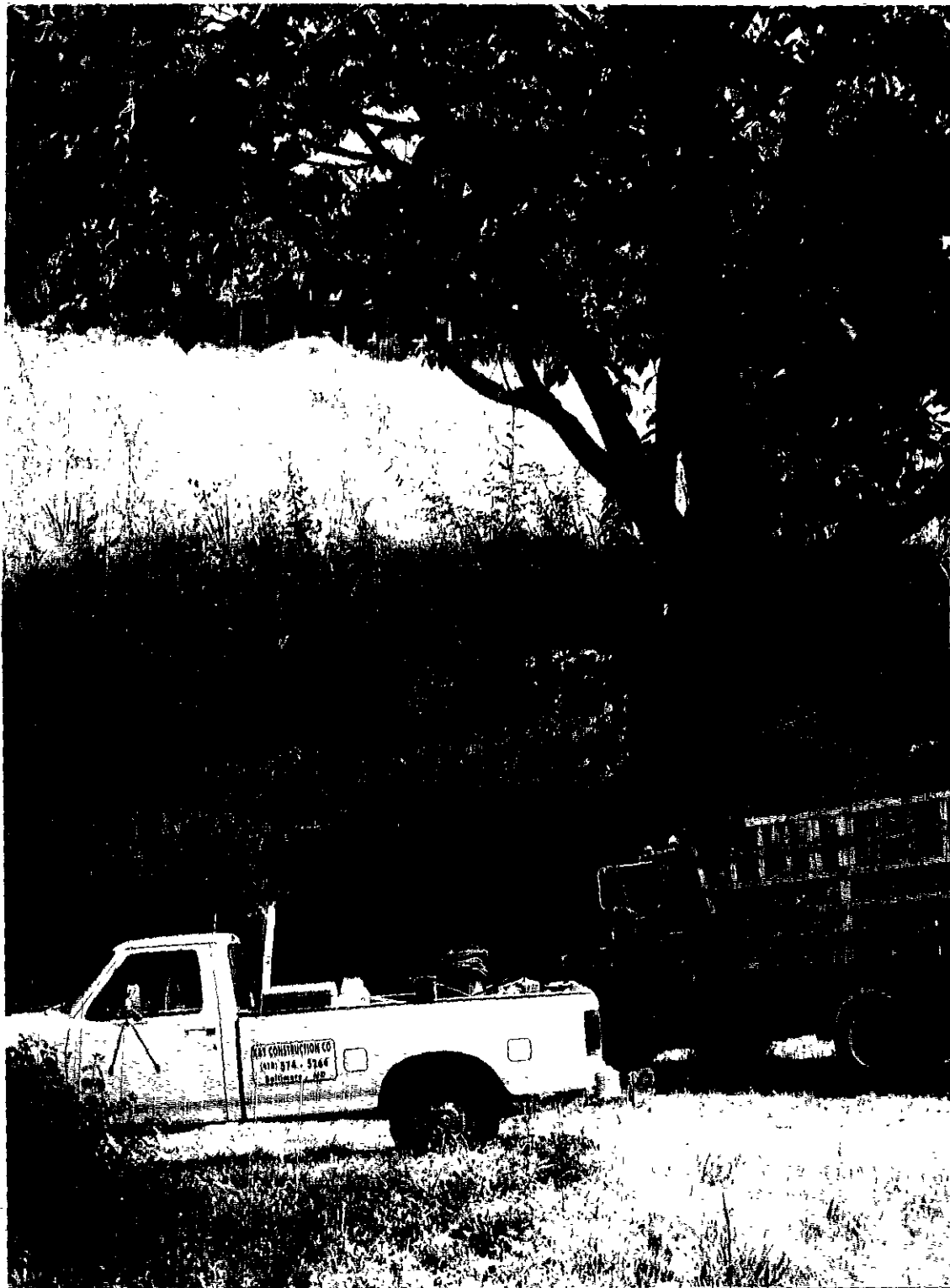
SPRINKLER SYSTEM HYDRAULIC ANALYSIS

Page 6

JOB TITLE: SSA WAREHOUSE LOWER MEZZANINE SYSTEM #2B
PIPE DATA (cont'd)

PIPE TAG END NODES	ELEV. (FT)	NOZ. (K)	PT (PSI)	DISC. (GPM)	Q(GPM) VEL(FPS) F.L./FT	DIA(IN) HW(C) F.L./FT	LENGTH (FT)	PRESS. SUM. (PSI)
Pipe: 27					-57.0	1.610 PL	2.75	PF 1.2
26	436.0	5.6	8.0	15.8	9.0	120 FTG	T	PE 0.0
27	436.0	0.0	9.2	0.0		0.112 TL	10.75	PV 0.5
Pipe: 28					111.6	2.635 PL	5.60	PF 0.2
27	436.0	0.0	9.2	0.0	6.6	120 FTG	----	PE 0.0
18	436.0	0.0	9.0	0.0		0.035 TL	5.60	PV 0.3
Pipe: 29					152.2	3.260 PL	5.60	PF 0.1
28	436.0	0.0	14.6	0.0	5.8	120 FTG	----	PE 0.0
19	436.0	0.0	14.5	0.0		0.022 TL	5.60	PV 0.2
Pipe: 30					50.1	1.610 PL	66.75	PF 6.6
28	436.0	0.0	14.6	0.0	7.9	120 FTG	T	PE 0.0
29	436.0	5.6	8.0	15.8		0.088 TL	74.75	PV 0.4
Pipe: 31					34.3	1.610 PL	7.00	PF 0.3
29	436.0	5.6	8.0	15.8	5.4	120 FTG	----	PE 0.0
30	436.0	5.6	7.7	15.5		0.044 TL	7.00	PV 0.2
Pipe: 32					18.7	1.610 PL	7.00	PF 0.1
30	436.0	5.6	7.7	15.5	3.0	120 FTG	----	PE 0.0
31	436.0	5.6	7.6	15.4		0.014 TL	7.00	PV 0.1
Pipe: 33					3.3	1.610 PL	7.00	PF 0.0
31	436.0	5.6	7.6	15.4	0.5	120 FTG	----	PE 0.0
32	436.0	5.6	7.6	15.4		0.001 TL	7.00	PV 0.0
Pipe: 34					-12.1	1.610 PL	7.00	PF 0.0
32	436.0	5.6	7.6	15.4	1.9	120 FTG	----	PE 0.0
33	436.0	5.6	7.6	15.5		0.006 TL	7.00	PV 0.0
Pipe: 35					-27.6	1.610 PL	7.00	PF 0.2
33	436.0	5.6	7.6	15.5	4.3	120 FTG	----	PE 0.0
34	436.0	5.6	7.8	15.7		0.029 TL	7.00	PV 0.1
Pipe: 36					-43.3	1.610 PL	7.00	PF 0.5
34	436.0	5.6	7.8	15.7	6.8	120 FTG	----	PE 0.0
35	436.0	5.6	8.3	16.1		0.067 TL	7.00	PV 0.3
Pipe: 37					-59.4	1.610 PL	2.75	PF 1.3
35	436.0	5.6	8.3	16.1	9.4	120 FTG	T	PE 0.0
36	436.0	0.0	9.6	0.0		0.121 TL	10.75	PV 0.6
Pipe: 38					168.6	2.635 PL	5.60	PF 0.4
36	436.0	0.0	9.6	0.0	9.9	120 FTG	----	PE 0.0
27	436.0	0.0	9.2	0.0		0.076 TL	5.60	PV 0.7
Pipe: 39					202.3	3.260 PL	5.60	PF 0.2
37	436.0	0.0	14.8	0.0	7.5	120 FTG	----	PE 0.0
28	436.0	0.0	14.6	0.0		0.038 TL	5.60	PV 0.4

97-70-A



view of South
neighbors house
from rear stake
of center of proposed
shed.

view of west
neighbors lot.
Can't see house
through trees.



view from 50'
back of end of
house on South
side showing
Belair Rd.

MICROFILMED

STORM DRAIN WORK SHEET

CONTRACT NO.
J.O. NO. 4-1-8040

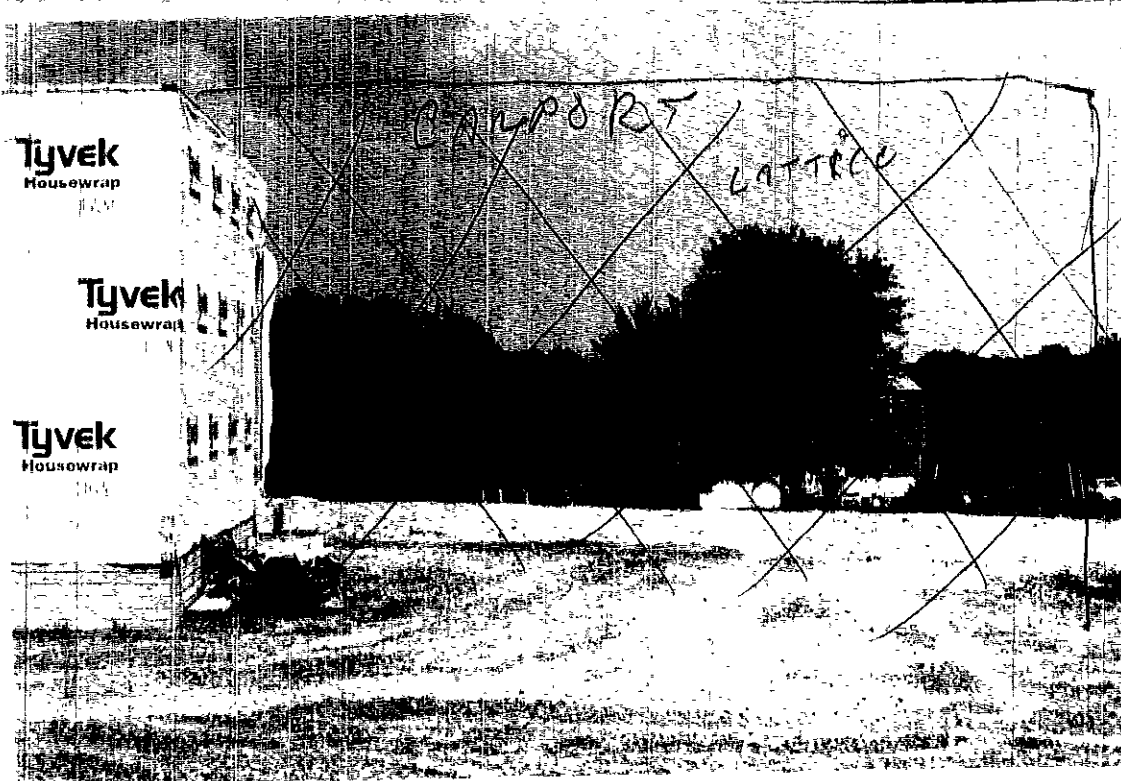
ITEM NOS.	APPROX. QUANTITIES	DESCRIPTION OF ITEM AND PRICES BID (IN WRITTEN WORDS)	UNIT PRICE		AMOUNT	
			DOLLS.	CTS.	DOLLS.	CTS.
		EACH OF STANDARD TYPE DOUBLE E COMBINATION INLET- MINIMUM DEPTH				
		LINEAR FEET OF STANDARD TYPE DOUBLE E COMBINATION INLET- VERTICAL DEPTH				
		EACH OF STANDARD TYPE K INLET-MINIMUM DEPTH				
		LINEAR FEET OF STANDARD TYPE K INLET-VERTICAL DEPTH				
		EACH OF STANDARD TYPE S INLET-MINIMUM DEPTH				
		LINEAR FEET OF STANDARD TYPE S INLET-VERTICAL DEPTH				
		EACH OF STANDARD TYPE S COMBINATION INLET-MINIMUM DEPTH				
		LINEAR FEET OF STANDARD TYPE S COMBINATION INLET-VERTICAL DEPTH				
38310	004	2 EACH OF STANDARD TYPE ^{'W/R'} DOUBLE S COMBINATION INLET- MINIMUM DEPTH				
38311	005	6 LINEAR FEET OF STANDARD TYPE ^{'W/R'} DOUBLE S COMBINATION INLET- VERTICAL DEPTH				
38401	006	1 EACH OF ^{Y-1} STANDARD TYPE YARD INLET-MIN. DEPTH				
38402	007	3 LINEAR FEET OF STANDARD TYPE ^{Y-1} YARD INLET-VELT DEPTH				



Stakes at
proposed
shed area.
Note carport
& lattice. View
from north
neighbor
side of carport



View from
South
Neighbor's lot
showing tree
that shed will
be hidden by.



view from
proposed
shed area.
looking at
North neighbor's
house. Note:
Carport in
front of shed
looking view
with lattice
work.

97-70-A



view from
entrance of our
driveway. Arrow
is stake at front
of shed area

MICROFILMED



SCALE 1" = 200' ±
DATE OF PHOTOGRAPHY JANUARY 1986
LOCATION WEST OF UPPER FALLS
SHEET 13-1
MICROFILMED N.E.

97-70-A BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Mt. Vista Road, 500' E of
the c/l of Belair Road
(7103 Mt. Vista Road)
11th Election District
5th Councilmanic District
Charles B. Schatz, Jr., et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-70-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 7103 Mt. Vista Road, located in the vicinity of Belair Road in Kingsville. The Petition was filed by the owners of the property, Charles B. Schatz, Jr., and his wife, Anita M. Schatz. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (14' x 22' shed) in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. There being no requests for public hearing, a decision shall be rendered based upon the documentation presented. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of September, 1996 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (14' x 22' shed) in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed shed shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

September 11, 1996

(410) 887-4386

Mr. & Mrs. Charles B. Schatz, Jr.
1 Roxburgh Court
Baltimore, Maryland 21236

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Mt. Vista Road, 500' E of the c/l of Belair Road
(7103 Mt. Vista Road)
11th Election District - 5th Councilmanic District
Charles B. Schatz, Jr., et ux - Petitioners
Case No. 97-70-A

Dear Mr. & Mrs. Schatz:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

file

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7103 Mt. Vista Road

97-70-A which is presently zoned RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to Allow A Detached Accessory Structure in the Side Yard in Lieu of the Required Rear Yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
LAYOUT OF HOUSE PRESENTS PRACTICAL DIFFICULTY

AND SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Use to certify, register and affix under the provisions of penalty, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contact Person/Owner

Legal Owner(s)

(Type or Print Name)

Signature

Address

City

State

Zip Code

Attorney for Petitioner

Signature

(Type or Print Name)

Address

City

State

Zip Code

Phone No.

Name

Address

City

State

Zip Code

Phone No.

A Public Hearing having been requested and/or held to be held, it is ordered, if it is held, by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, as provided for in the Zoning Regulations of Baltimore County, and the new owner, if any, of the property, registered Baltimore County, and that the property be registered.

REVIEWED BY SSP DATE 9-15

ESTIMATED POSTING DATE 9-25

Printed with Signature on Recycled Paper

ITEM # 79

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does not presently reside in 1 ROXBURGH COURT

BALTIMORE MD 21236-2571

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (provide reasons in greatest detail)

SEE ATTACHED PETITION

Signatures for Petition for shed variance on 7103 Mt. Vista Rd.
August, 1996

Refused to sign petition because he didn't own

When one child was in the car, he can't see it anyway.

Owners of Lot beside us on Mt. Vista Rd., the Wallace family

(Their view is of the side of our house and our carport. The shed

will not be visible to them where we plan it. It will be hidden

from view by our carport. If we place it behind our house, it

will be visible to them and could detract from their view of the

Gunpowder State Park.)

Anita and Charles Schatz
7103 Mt. Vista Road
Kingsville MD 21087

Dear Neighbors,

This is the petition we spoke with you previously about and told you we would ask you to sign on our behalf. We are planning to build a shed (approximately 14'x22') on our property and have applied for a variance with the Baltimore County Zoning Commissioner. You will see a sign posted at our property and an ad will be in the newspaper before our zoning variance hearing. The following paragraph describes what we plan to do and why, and the attached is a diagram of what we plan to do. Your signatures attached to this page indicates that you are in agreement with our decision to build this shed in this location for the reasons stated below.

We decided to build this house after Anita's father died in December. Our mothers are both widows and plan to live with us. They are elderly and have health problems. Anita is also handicapped due to an accident. The ranch design of the house is handicap equipped to handle their present and near future health problems. It is for this reason, in particular, that we need the shed location directly across from our carport in close proximity of the house. It provides easy access from the house without having to cross the lawn. The blacktop driveway will meet the door of the shed. Anita has spinal problems that become aggravated when she walks on uneven ground, i.e. small natural ruts in the lawn. Anita's mother (80 yrs old) is almost blind, and would get lost trying to wander across almost 2 acres looking for a shed. (She likes to do light gardening). Charles' mother (71 yrs old) has heart disease and diabetes that prevents her from walking distances without overexertion. (She drives a car and articles she owns will be in the shed). Besides the obvious health consequences, it seems to make the most sense to place the shed where we plan to because the snow plow will be housed in it, and we will need easy access to it from the driveway in the winter months. The shed will be designed to blend with the house we are building (matching siding and roof, etc.). We feel it will also look aesthetically right to place it where we plan to. At a glance it will appear to be a garage to match the house. If we placed the shed behind the house we think it would detract from the beautiful view we and our neighbors have now of the Gunpowder State Park behind us. We will all be looking at our shed. Where we plan on having the shed built, the neighbors and we, for the most part, will not even see it. It is blocked from view, either by trees or our home. In other words, the location of the shed, we feel, will not diminish the attractive look of the homes in the neighborhood, or we feel, decrease the property value of our home or our neighbors homes. We think it will probably enhance our home because of the location, and attractiveness of the shed.

ORDER RECEIVED FOR FILING

Date 9/15/96

By [Signature]

79

ORDER RECEIVED FOR FILING

Date 9/15/96

By [Signature]

79

97-70-A

ZONING DESCRIPTION FOR 1703 MT. VISTA ROAD

Beginning at a point on the south side of Mt. Vista Road which is 50 feet wide at the distance of 500 feet east of the centerline of the nearest improved intersecting street, Bel Air Road, U.S. 1, which is 60 feet wide, being Lot 44, Block 1, Section 1 in the subdivision of Danville Station as recorded in Baltimore County Plat Book # 65, Folio # 114, containing 1.95 acres. Also known as 1713 Mt. Vista Road and located in the 11th Election District, 5th Councilmanic District. And leaving said point of beginning and running along the west side of a 40 ft. wide private ingress and egress easement as shown on the aforesaid plat of Danville Station South 32 degrees 52 minutes 15 seconds West 354.10 feet to the northeast corner of Lot 4, which is described by the following six (6) courses and distances:

1. continuing along said 40 ft. ingress/egress easement South 32 degrees 52 minutes 15 seconds West 270.00 feet to the northeast corner of Lot 2.
2. thence along Lot 2 North 36 degrees 23 minutes 09 seconds West 514.07 feet to the east right-of-way line of U.S. Route 1, Bel Air Road.
3. thence following the U.S. Route 1 right-of-way line by a curve to the left having a radius of 2,000.00 feet for an arc length of 37.78 feet.

19

97-70-A

4. thence still with said right-of-way by a curve to the left having a radius of 2,017.79 feet for an arc length of 55.00 feet to the westerly most corner of Lot 3.
5. thence running with the South lot line of Lot 3 South 57 degrees 07 minutes 45 seconds East 300.41 feet to a pipe at the southeast corner of Lot 3.
6. thence continuing South 57 degrees 07 minutes 45 seconds East 150.00 feet to the point of beginning for Lot 4 as herein described and as shown on the aforesaid plat of Danville Station as recorded in Plat Book 65, Folio 114 in the Plat Records of Baltimore County, Maryland, said Lot 4 being 1.95 acres more or less in size.

19

CASE NUMBER: 97-70-A (Item 79)
7103 Mt. Vista Road
S/S Mt. Vista Road, 500' E of c/l Bel Air Road
11th Election District - 5th Councilmanic
Legal Owner(s): Charles B. Schatz and Anita M. Schatz
Administrative Variance to allow a detached accessory structure in the side yard in lieu of the required rear yard.

Post by 8/25

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: _____ Date of Posting: 8/24/96
Posted for: _____
Petitioner: _____
Location of property: _____
Location of Sign: _____
Remarks: _____
Posted by: _____ Signature: _____ Date of return: _____
Number of Signs: _____



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 79 Petitioner: ANITA SCHATZ
Location: 1703 MT. VISTA RD, KIMBLE MD 21087
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Anita Schatz
ADDRESS: 1 Rymanagh Court
Baltimore MD 21236
PHONE NUMBER: 410-931-0147

79

12



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 23, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-70-A (Item 79)
7103 Mt. Vista Road
S/S Mt. Vista Road, 500' E of c/l Bel Air Road
11th Election District - 5th Councilmanic
Legal Owner(s): Charles B. Schatz and Anita M. Schatz

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 25, 1996. The closing date (September 9, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Charles and Anita Schatz



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 5, 1996

Mr. and Mrs. Charles Schatz, Jr.
1 Roxburgh Court
Baltimore, MD 21236

RE: Item No.: 79
Case No.: 97-70-A
Petitioner: Charles Schatz, et ux

Dear Mr. and Mrs. Schatz:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 15, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/27/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUGUST 26, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 59, 70, 72, 73, 74, 75, 76, 77, 78, 79 AND 80.

2

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1108F

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seelye
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: 8/26/96

DATE: 9/5/96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 59
61
73
75
77
78
79
80

RBS:sp
BRUCE/DEPRM/TXTSPP

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
Date: August 30, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for September 3, 1996
Item Nos. 059, 061, 070, 073,
074, 075, 077, 078, 079, & 080

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE24

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management
DATE: August 29, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 57, 59, 73, 74, 77, 79, and 80

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey Long*

Division Chief: *Carol Burns*

PK/JL

ITEM57A/P20NE/ZAC1



David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 079 (JKA)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2288 (Toll Free)

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#73 --- RT

1. No zoning indicated on petition form.

#74 --- JRA

1. No description on folder.
2. No address for legal owner.
3. No telephone number for legal owner.

#75 --- JRF

1. No zoning indicated on folder.
2. No election district indicated on folder.
3. No councilmanic district indicated on folder.
4. No acreage indicated on folder.
5. No signature of legal owner on petition form.
6. Need title of person signing for contract purchaser.

#79 --- JRA

1. Notary section is incomplete.

#80 --- JCM

1. No councilmanic district on folder.

August 21, 1996



HEALTH CARE FOR
THE ENTIRE FAMILY

August 7, 1996

TO: Zoning Commissioner of Baltimore County
FROM: Dr. Robert G. Frieman

RE: Anita Schatz

Please be advised that Mrs. Schatz has been diagnosed with fibromyalgia which is a physical disorder of the musculoskeletal system. She is currently under my care for the treatment of her hip pain and sacroiliac joint dysfunction which is related to her fibromyalgia. In order to avoid exacerbation of her condition I have recommended that Mrs. Schatz limit her walking or working on ground that is uneven, or other types of outdoor exercise.

Should you require additional information or clarification of this problem please do not hesitate to contact me directly.

Sincerely,
Robert G. Frieman
Dr. Robert G. Frieman

NORTH PLAZA MALL • 8835 WALTHAM WOODS ROAD • BALTIMORE, MARYLAND 21234 • (410) 668-4000

79

PERRY HALL MEDICAL CENTER
800 BELAIR ROAD
BALTIMORE, MARYLAND 21236
256-3950

August 7, 1996

TO WHOM IT MAY CONCERN:

RE: Schatz, Anita M.

This letter is to certify that the above named patient, Anita Schatz is currently under my medical care.

It has been brought to my attention that in the construction of her new home, Mrs. Schatz would like her shed built close to her home and this seems to cause some complications.

It is my medical opinion that Mrs. Schatz have the shed built close to her home as she suffers with fibromyalgia making a longer walk more difficult. The patient's mother, Catherine Hlacki, also a patient of mine, lives with her and suffers with coronary artery disease and status-post myocardial infarction. It is advised that the shed be closer to the house for this patient's availability also.

Should you have any further questions, please do not hesitate to call me.

Sincerely,

Ann C. Morrell, M.D.

ACN:pas

79

Anita Schatz
7103 Ar...
August 11, 1996

11-20-96
file

Mrs. Timothy Kotzko, Deputy Zoning Commissioner
Baltimore County Government

RE: Case # 97-70-A Building Permit # B289331

Dear Mr. Kotzko:

This letter is confirming our telephone conversation of 11-20-96 @ 9:15 AM. We spoke of the proposed shed site and the size of the shed. According to Mrs. Schatz the shed must be around 8 feet to clear underground utilities. We also need to remove the shed to 12' x 20' instead of original 14' x 22' because of the odder square the house.

You gave your approval of these minor changes and told me to notify Permit Dept. which I am doing today, 11-20-96.

Thank you so much for your help in this matter as we want to get the shed's permit in before the ground freezes.

Sincerely,

Ann C. Morrell
COPY SENT MHA. ATTACHED
* PERMIT CAN BE APPLIED FOR

DEPT. OF HEALTH & HUMAN SERVICES
DAVID W. MCGUIRE, M.D.
PATRICIA A. DAVISON, M.D.
DAVID S. DUNN, M.D.

NAME: *Anita Schatz*
ADDRESS: _____
DATE: *8-7-96*

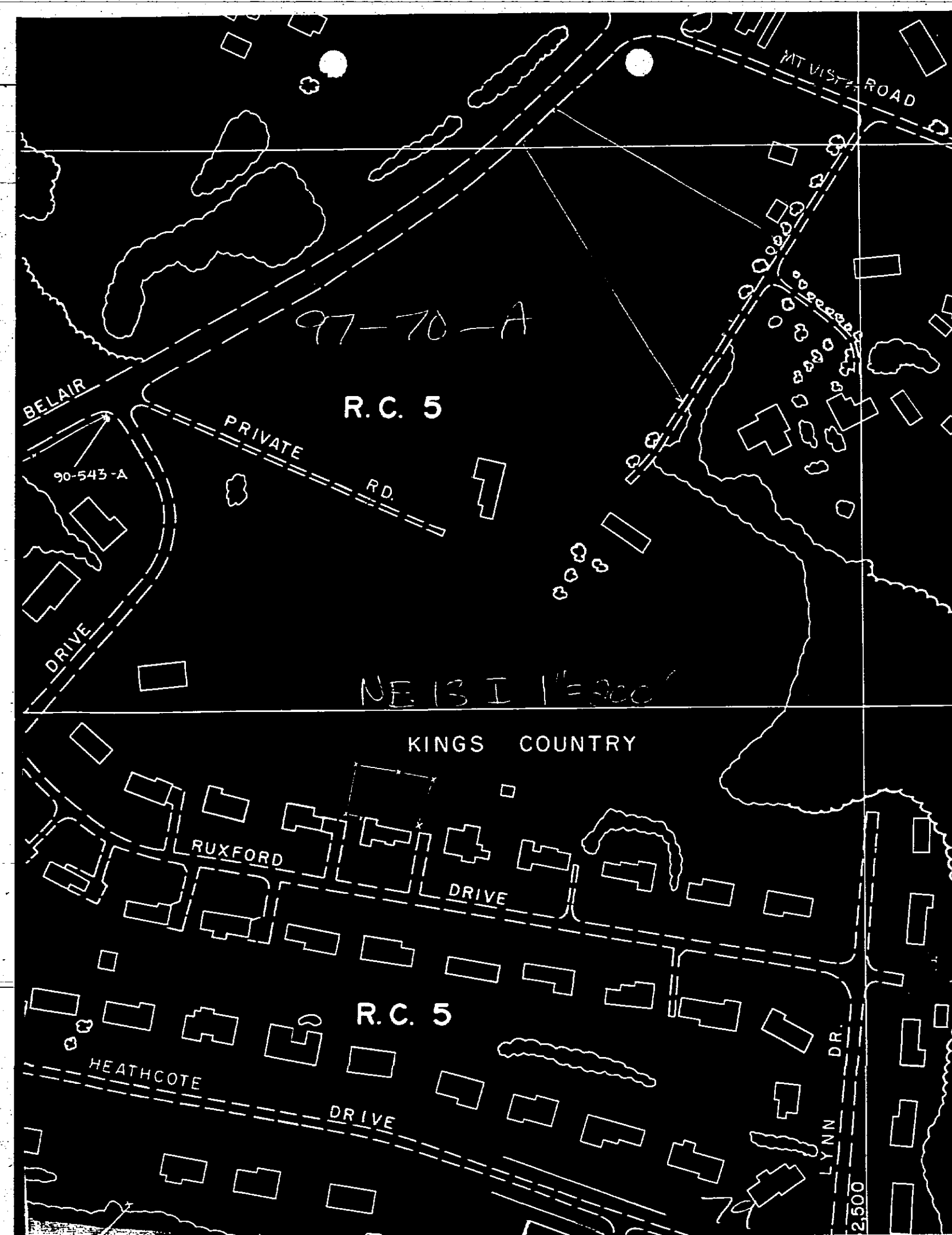
R: *Toussaint may co-occur*

Ms. Schatz, our patient has limited ability to walk symmetrical distance. She would benefit from a shed close to her house.

REF: _____ TIME: _____

TO: HUMAN SERVICES DEPARTMENT, PRESIDENTIAL WHITE HOUSE, WASHINGTON, D.C. 20503
BRAND MEDICALLY NECESSARY FOR THE PRESCRIPTION. (01/01/2000)

79



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 7103 N. Vista Rd. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: DANVILLE STATION

plat book: 65 folio 114 page 4 section 3

OWNER: CLARENCE B. DANITA H. SEWATE JR.

77-70-A

LOCATION INFORMATION

Election District: 11

Councilman's District: 5

Y-200 scale map: NE 13 I.

Zoning: RC-5.

Lot size: 1.78 acreage

SEWER: ☐ public ☒ private

WATER: ☐ ☒

Chesapeake Bay Critical Area: ☐

Prior Zoning Hearings: NONE

Zoning Office Use ONLY!

Reviewed by: ITEM #: CASE#:

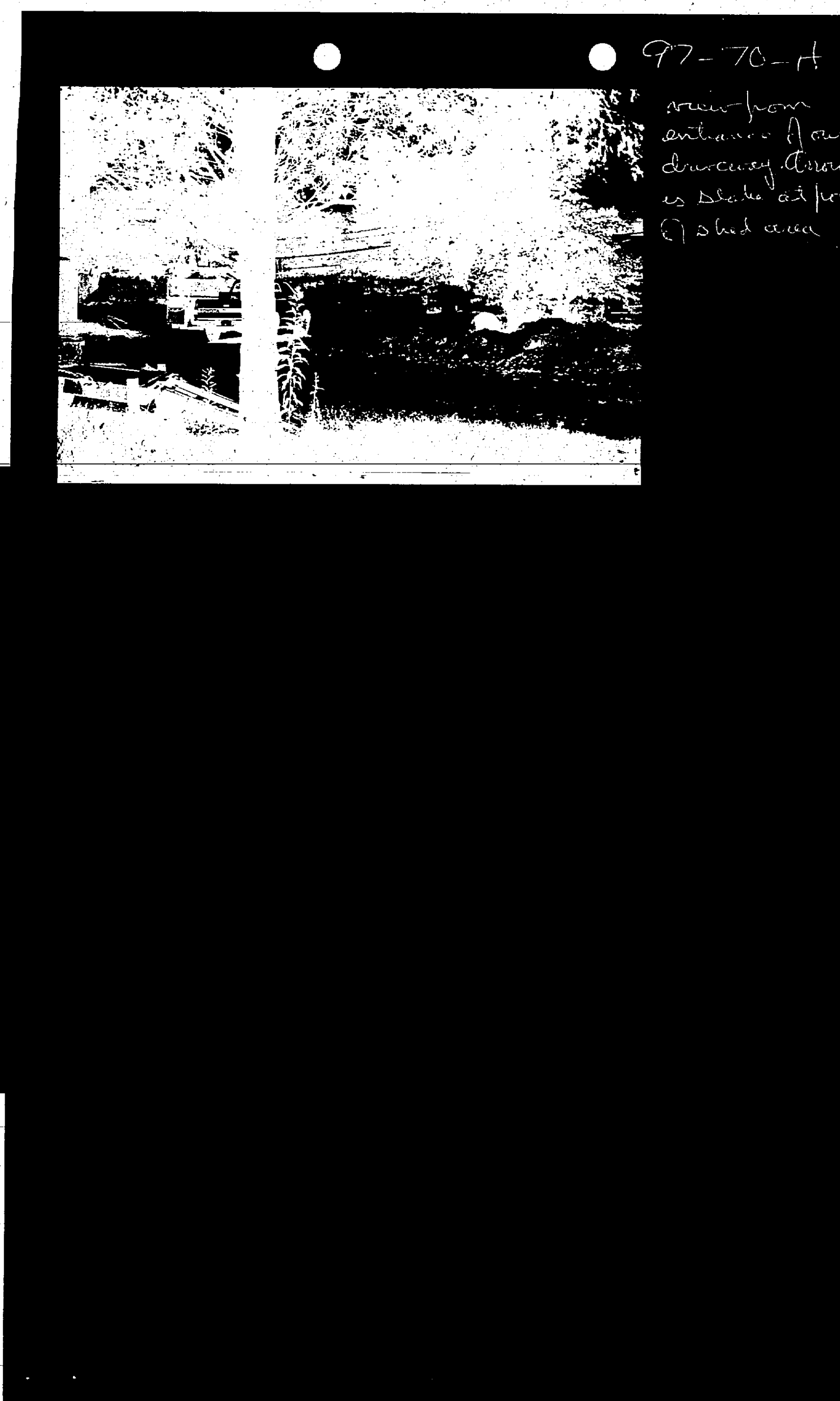
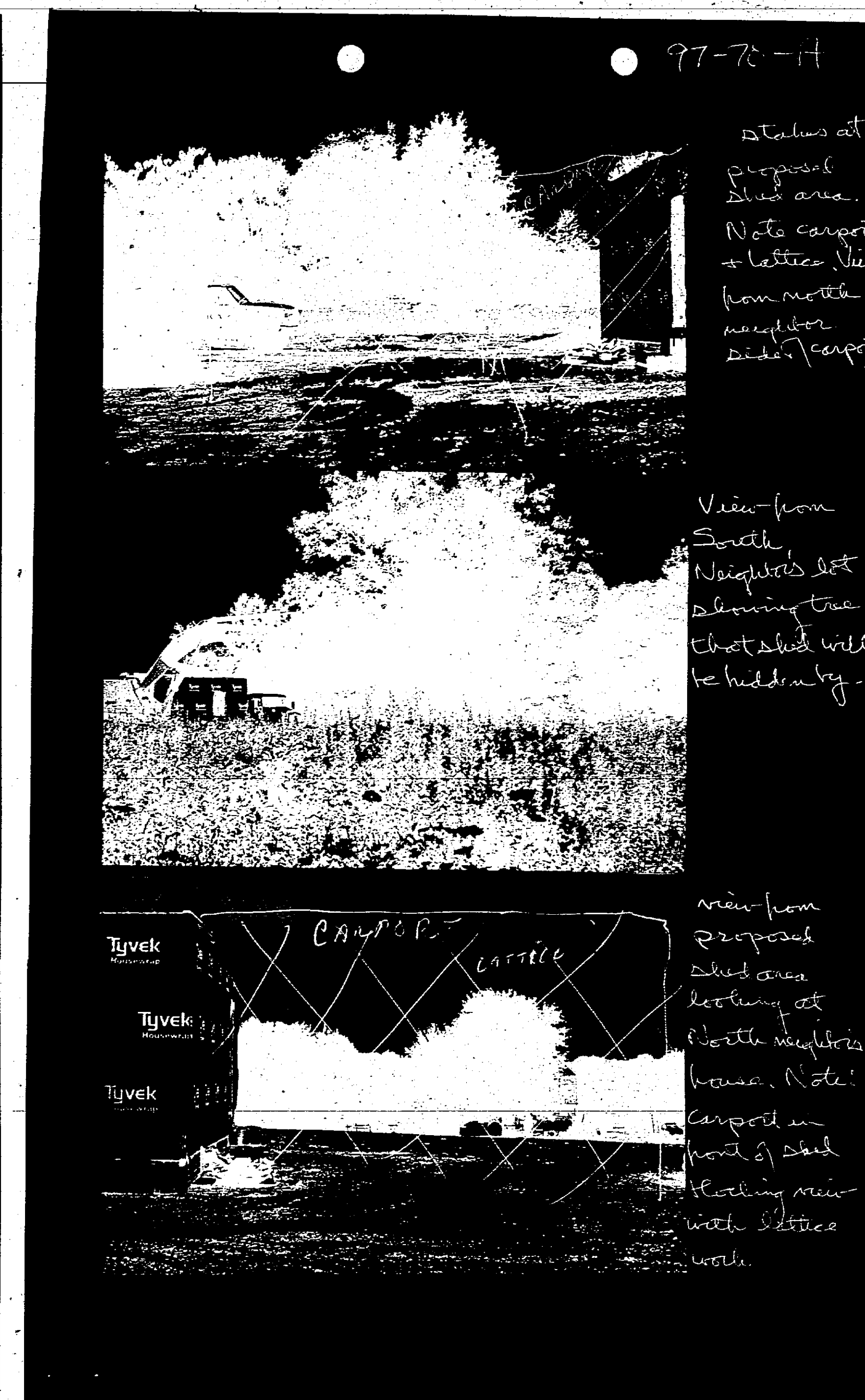
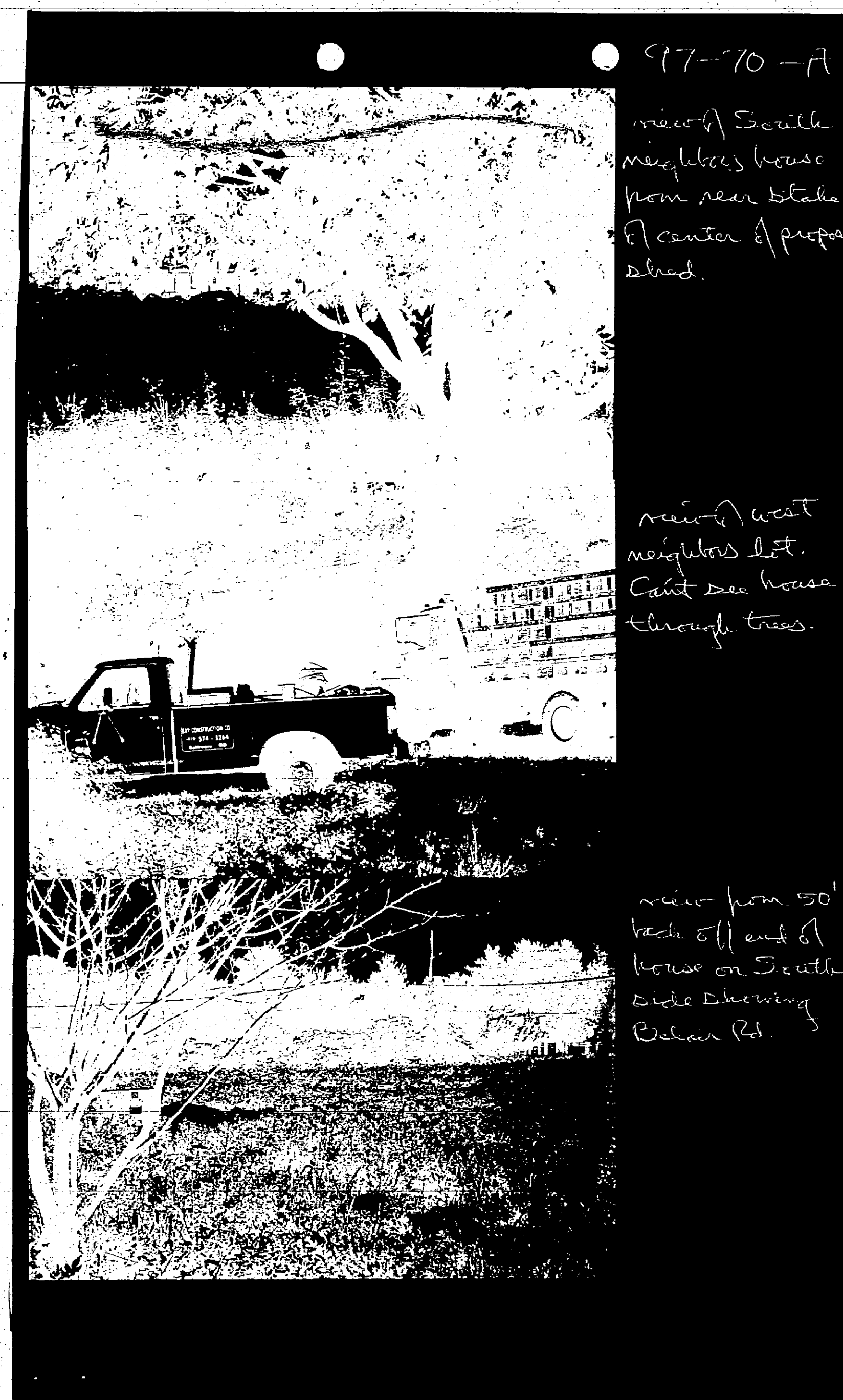
JPB 79

North

date: _____

prepared by: _____

Scale of Drawing: 1" = _____





97-70-A BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
WEST OF
UPPER FALLS

SHEET
NE.
13-1